

March 14, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: ZONING REFERRALS

I. ZONING COMMISSION

Re: Map Amendment Application No. 52
Kirk Realty Trust
4925 Washington Street, West Roxbury

Petitioner seeks a Zoning Map Amendment to change an area of land (1.6 acres) in West Roxbury from S-.5 (Single Family, floor area ratio of .5) and R-.5 (Residential, floor area ratio of .5) zones to an H-2 (Apartment, floor area ratio of 2) zone. The parcel, bounded by Washington, Heron, and Willet Streets, is opposite the Stony Brook Reservation and Turtle Pond Parkway and represents one of the few remaining undeveloped areas in the City.

Several apartment structures have been constructed along Washington Street including a 43-unit building on this site, which required Board of Appeal approval of a Forbidden Use Permit.

This area may be appropriate for additional apartment buildings, however, this decision should be based upon a Land Use Planning study to examine the long-range potential of this relatively undeveloped area. Denial is recommended until a Planning Study is undertaken to determine the best land use development for this general area.

VOTED: That in connection with Map Amendment Application No. 52, brought by Kirk Realty Trust, 4925 Washington Street, West Roxbury, to change an area of land (1.6) acres in West Roxbury from Single Family (S-.5) and Residential (R-.5) to an Apartment (H-2) district, the Boston Redevelopment Authority is opposed to the granting of the petition until a Land Use Planning Study is undertaken to determine the best development for this general area.

II. BOARD OF APPEAL REFERRALS

Re: Petition No. Z-1074
 John Connelly
 135-137 Florence Street, Roslindale

Petitioner seeks a permit for a forbidden use and four variances to change occupancy from a two-family to a three-family dwelling in a Residential (R-.5) district. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7 A three-family dwelling is forbidden in an R-.5 district		
Sect. 14-1 Minimum lot area insufficient	2 acres	4575s.f.
Sect. 14-3 lot width insufficient	200'	37.5'
Sect. 14-4 street frontage insufficient	200'	37.5'
Sect. 16-1 height of building excessive	2 stories-35'	2½ stories-35'

The property, located opposite Healy Playground is a 2½ story structure in a predominately single and two-family district. The proposed increase would result in an over density for this property. Denial is recommended.

VOTED: That in connection with Petition No. Z-1074, brought by John Connelly, 135-137 Florence Street, Roslindale, for a forbidden use and variances of insufficient lot area, lot width, street frontage and excessive building height to change occupancy from a two-family to a three-family dwelling in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal would result in an over density for this property.

Re: Petition No. Z-1075
 Harry Groin et al
 10-12 Museum Road, Boston

Petitioner seeks two variances to change occupancy from 42 to 47 apartments in an Apartment (H-2) district. The proposal violates the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
Sect. 17-1 Usable open space insufficient	150 s.f.	24 s. f.
Sect. 23-1 off-street parking not provided	4	0

The property is a five-story structure located at the corner of Museum Road and Huntington Avenue opposite the Museum of Fine Arts. The petitioner proposes to create five studio apartments at basement level. The Fenway Project Director and the Transportation staff are opposed in view of the fact that the structure is scheduled for acquisition within the next two years, by the State Department of Public Works for the Inner Belt right-of-way and the relocation problem would be further intensified by this proposal. Recommend denial.

(See Page 5 re withdrawal of petition)

VOTED: That in connection with Petition No. Z-1075, brought by Harry Gorin et al, 10-12 Museum Road, Boston, for variances of insufficient open space and off-street parking not provided, to change occupancy from 42 to 47 apartments in an Apartment (H-2) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The structure is scheduled for acquisition, within the next two years, by the State Department of Public Works for the Inner Belt right-of-way. Granting of the variances would intensify both the existing traffic congestion in the area and the future relocation of families.

Re: Petition No. Z-1076
James McLaughlin & Michael Grealy
141 Faneuil Street, Brighton

Petitioner seeks a forbidden use/permit and eleven variances to erect a three-story and basement 32-unit apartment structure in a Residential (R-.5) district. The proposal violates the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	A multi-family dwelling is forbidden in an R-.5 zone		
Sect. 10-1	Parking not allowed within required front yard	0	4
Sect. 14-1	Minimum lot size insufficient	2 acres	34,992 s.f.
Sect. 14-2	Lot area for additional dwelling unit insufficient	6000 s.f.	0 s.f.
Sect. 14-3	Lot width is insufficient	200'	120'
Sect. 14-4	street frontage is insufficient	200'	120'
Sect. 15-1	floor area ratio is excessive	0.5	0.95
Sect. 16-1	height of building is excessive	2 stories-35'	3 story-30'
Sect. 17-1	usable open space is insufficient	1000 s.f.	530 s.f.
Sect. 18-1	front yard is insufficient (Faneuil St.)	25'	20'
Sect. 18-4	front yard is insufficient (Parsons St.)	25'	10'
Sect. 23-1	off-street parking insufficient	32	30

The property is located at the corner of Faneuil and Parsons Street. The petitioner would demolish an existing one-story dwelling structure and parking garages in the rear. The proposal is inconsistent with the single and two-family residences of the neighborhood. The Transportation Department reports opposition on the basis that vehicular parking, access, and maneuverability are insufficient. The zoning violations reflect overdevelopment of this property. Denial is recommended.

VOTED: That in connection with Petition No. Z-1076, brought by James McLaughlin and Michael Grealy, 141 Faneuil Street, Brighton, for a forbidden use and variances of insufficient lot size, lot area for additional dwelling unit, lot width, street frontage, usable open space, front yard, off-street parking, excessive floor area ratio, height of building and parking in required front yard, to erect a three-story and basement 32-unit apartment structure in a Residential (R-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The violations reflect overdevelopment of the property in this single and two-family neighborhood. Vehicular parking, access and maneuverability are inadequate. The proposal would have a detrimental affect on this area.

Re: Petitions Nos. Z-1077 & Z-1078

Carol Middleton

1291-1301-1305 Dorchester Ave., Dorchester
permit

Petitioner seeks a change in a non-conforming use/and a variance to change occupancy from retail stores, offices, showroom and assembly of windows and storm doors to sales, storage, vulcanizing, retreading and recapping of tires and allied products and to subdivide a lot in a Local Business (L-1) district. The proposal violates the code as follows:

Sect. 9-1 A change in a non-conforming use requires
a Board of Appeal hearing (1291-1301
Dorchester Ave.)

Sect. 23-5 Off-street parking not provided (1303-
1305)

Req'd. Proposed

10.8

0.

The property is located on Dorchester Avenue between Lyon and Linden Streets. The proposed occupancy is forbidden in all districts except Industrial and Waterfront where it is conditional. It is incongruous in this Local Business area which is surrounded by residential neighborhoods. The Transportation Department is opposed on the basis that the conversion would increase traffic on an existing highly congested artery. Denial is recommended.

VOTED: That in connection with Petitions Nos. Z-1077 and Z-1078, brought by Carol Middleton, 1291-1301 & 1305 Dorchester Avenue, Dorchester, for a change in a non-conforming use and a variance of off-street parking not provided to change occupancy from retail stores, offices, showroom and assembly of windows and storm doors to sales

storage, vulcanizing, retreading and recapping of tires and allied products and to subdivide lot in a Local Business (L-1) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposal would adversely affect the surrounding residential neighborhoods and would increase traffic on an existing highly congested artery.

Re: Petition No. Z-1075
Harry Groin et al
10-12 Museum Road, Boston

In connection with the Board of Appeal Petition No. Z-1075 involving the property located at 10-12 Museum Road, Boston, I have been notified by the petitioner's attorney that the petitioner will request a withdrawal of his petition at the March 27 Board of Appeal Public Hearing.

